

APPROVED Meeting Notes

Full Design Review

Date: 10:30AM PDT March 31, 2022

Location: Microsoft Teams Meeting

Project Description: EDG New Construction of a Residential Tower. Demolition of Existing Structure.

Project : 2021083.01 – Brooklyn and 50th Apartments
SDCI project Numbers and Site Addresses:
#3039343-EG, #3039266-LU 1205 NE 50th St
#3039345-EG, #3039294-LU 4751 Brooklyn Ave NE

Subject: Pre-Submittal Meeting

Attendees: **Core Spaces:** Jonathan Kubow

GGLO: Beth Dwyer, Marieke Lacasse, Jeff Bates, Don Caffrey, Ray Sayers, Kevin Reed

City of Seattle:

SDCI: Crystal Torres, Jess Harris, Jamie Carlson
SDOT: Jackson Keenan-Koch, Branin Burdette
SPU: Angela Wallis
SCL: Ray Ramos

Meeting Participant Discussion:

Kevin Reed GGLO

Provided project overview – overall site plan and program.

Jess Harris SDCI Priority Green

The team had contacted Jess previously regarding the Living Building Challenge pilot program; is that still being pursued and if not, why?

Design Team Response: The team is no longer pursuing the pilot program due to a combination of lack of precedence, availability of contractors and long-term building management issues.

Priority Green expedited is still available. This speeds up the Building Permit reviews but does not affect the Land Use permitting process. It requires performance better than LEED Gold and would likely require the building to be all electric. Jess is available to talk offline for any questions.

Ray Ramos SCL

The project will be in the U District Network and will require network service and network in-building vault (refer to SCL Construction Standard 0751.00 & network requirements). There are currently underground high voltage lines in both the alley and NE 50th St. Also underground electrical lines for streetlighting along Brooklyn Ave NE and NE 50th. Alley activation was mentioned, how is the project connecting?

Design Team Response: Any connection in the alley is not planned to be a physical one (above or below grade).

Get in the application as soon as possible so the SCL network team can advise the design team. Link to SCL application w/standards and requirements,
<http://www.seattle.gov/city-light/construction-services/apply-for-new-or-upgraded-service>

Design Team Response: Information will be sent in as soon as the added corner parcel is finalized.

Jackson Keenan-Koch SDOT

12th Ave NE

Is looking for a new 6' sidewalk and 5.5' planting strip. Any remaining space in the right of way easement should be allotted to the sidewalk.

Existing curb cuts are required to be closed and the curb line reinstalled. New street trees may be added at this location if feasible. It's not necessary to preserve the trees on property directly up against the existing pharmacy building.

Design Team Question: Is it ok to contact Ben Roberts about street trees?

Yes, it is ok to contact Ben Roberts (SDOT Urban Forestry). The Urban Forestry Permit will be part of the Street Improvement Permit (SIP).

NE 50th St

SDOT is looking for a 8' side walk and 5.5' planting strip.

The ROW of setback is 4', why is it indicated as 5' on the site plan?

Design Team Response: The indicated setback is for zoning, which is 5'.

The 1' difference can be used for development standards but not the 4' ROW, will confirm.

Is looking for as much of the setback to be used for sidewalk and planting as possible.

Alley between 12th Ave NE and Brooklyn Ave NE

The 5' alley dedication shown on the NE parcel adjoin the lot appears to be correct and the other parcels appear to be in compliance already.

Any connection in the alley between the tower and the open space cannot have pavement markings that give the appearance of a cross walk and none of the sight lines can be infringed upon.

All vehicle access and service e.g. loading berths or solid waste is required from the alley

Design Team Questions: Can there be any decorative paving in that area and are there overhead restrictions beyond the 26' required clearances?

Non-standard paving is acceptable as long as it does not make it look like a cross walk. Different colors and textures may be approved but will need to be made of SDOT standard materials and not specialty pavers. SDOT prefers that there not be any lighting spanning the alley even if it is above the 26' clearance, but it may be allowed.

Brooklyn Ave NE

Asking for 8' sidewalk and a 5.5' planting strip and not looking to move the curb. The 1' setback on the submitted site plan should be shown as a setback, not a dedication. To achieve the 8' sidewalk, a sidewalk easement will be necessary.

Design Team Question: The team is looking to have below grade parking on the Brooklyn site with access off of Brooklyn on the SE corner, how does SDOT see that?

Brooklyn is a green street so new curb cuts are technically not allowed outright and would have to be reviewed on a case by case basis. SDOT prefers that parking access be off of the alley.

Design Team Statement: There are two existing curb cuts on that parcel and one of those could be continued in use.

That is not permitted. Existing curb cuts are non-conforming to current code and are required to be closed with the change of use. A Type I decision from SDCI is required to maintain or add a curb cut on Brooklyn Ave NE.

Design Team Question: Is SDOT looking to have curb bulbs installed, specifically on the NE corner of the parcel at the corner of Brooklyn and 50th?

That is in the concept plan for Brooklyn but that is 7 years out of date and would not be required. SDOT prefers no bulbing at this time considering freight movement.

Branin Burdette, SDOT

Is the below grade parking under all the parcels?

Design Team Response: No, the potential below grade parking would only be under the parcels on Brooklyn Ave NE.

Angela Wallis, SPU Solid Waste

The followings comments are for the tower residences and will depend on final numbers, the design team should fill out the worksheet for calculations.

The residential would require 21 yd³ for garbage, 31 yd³ for recycling and four (4) 96 gallon food waste/compost bins.

The commercial space would vary but 11 yd³ for garbage and 11 yd³ for recycling, food waste would vary the most but require at least two (2) 96 gallon bins.

Collection will be from the alley for any of the parcels. The west parcel may require on site solid waste service (roll off compactors). Recycling will likely require one (1) 10 yd³ compactor. Garbage will need further discussion. SPU is working hard to reduce the number of dumpsters in alleys, especially in the U District. The compactors would be an angle in approach from the alley. The East parcels will require further discussion.

SPU Question: What is the design team planning for on the open space?

Design Team Response: Basic trash and recycling.

SPU Concern: Solid waste collection will be coming through the alley seven days a week and prefers that the alley not be made to appear as a pedestrian gathering space.

Minimum storage space off the alley for the tower would be 919 sf but can possibly be reduced for compactors.

Design Team Question: What are the height clearance requirements for roll-off compactors?

SPU Response: 16' clear for regular-height compactors, 18' for compactors if not on a dock, 14' for low-profile compactors only. 4' dock recommended for compactors and required for either 14' OH or 16' OH clear.

Chute waste and carts for food waste would be a minimum at each residential level. Design team should contact the SPU Multifamily outreach team for assistance.

Design Team Question: What is the team seeing for other current projects in the area?

Individual chutes are recommend, three (3) if they can fit. Often food waste is in carts at each level. SPU recommends having replacement compostable food waste bags at floor level trash rooms. Tri-sorters and bi-sorters to use a single chute have been found to be unreliable, they break down and do not work. It's been found that having space for carboard bundling at each level trash room is beneficial.

Submit the Checklist for Designers w/ site and storage plans to:
SPU_SolidWastePlanReview@Seattle.gov

Jamie Carlson SDCI Zoning

What is the team's plan for the open space FAR bonus, will there be double counting on the open space and the setback?

Design Team Response: We are currently maxed out for FAR and will not count the setback for open space bonus areas.

Crystal Torres SDCI Land Use

Design Team Question: What are the expectations for a placemaking corner for 12th Ave NE and NE 50th St?

Crystal will look into this and get back to the team. RE: yes it appears 12th/NE 50th street is identified as a placemaking corner. The DG note possible strategies for addressing this corner include small plazas, seating, and public art, as well as, special paving treatment.

A placemaking corner provides opportunity to further the project's identity, reflect the character of the neighborhood, and enhance the project's relationship to the pedestrian realm.

For the EDG packet the team should document what's coming as well as what's existing. There should be an open space analysis of the surrounding area including new spaces.

Design Team Question: There has been some confusion on what constitutes a draft packet, what level of completion is required?

The draft packet needs to fully communicate the design and intent. There can be drafts for diagrams and renderings but nothing missing. RE: key items should not be missing, as this will allow for a more comprehensive review and feedback of the proposal.

The NE board is currently in the process of receiving new members, there will also be a new chair.

There are no Environmentally Critical Areas (ECAs) on the parcels for SEPA.

Please advise Crystal of any planned Type I Director's decisions for MUP.

A parking study will be required for MUP.

There appear to be a few trees located on the project site. Confirm these are not exceptional trees. If they are exceptional trees, the proposal will need to include an option which preserves the trees.

The EDG meeting can be scheduled as soon as the draft packet can be reviewed.

Tower Projects: The packet and EDG presentation should clarify the intent for base, tower body, and tower terminus. Provide images at both street-level and city view. Review Tall Building guidelines.

Example packets for EDG can be found on the Design Review website. Here are a few examples:

3037927-EG, 3038409-EG, 302065-EG

Design Team Question: The goals of SDCI for alley activation can be at odds with the safety concerns and requirements of SPU and SDOT. Can Crystal provide help coordinating those issues?

Yes, that's part of the coordination process.

These notes are an accurate account of the items discussed to the best of my knowledge. Please contact me in writing within 48 hours if you have any questions or observe any discrepancies in the record.

Prepared By: Don Caffrey, GGLO

Copies: Attendees

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